

164.0

0003

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

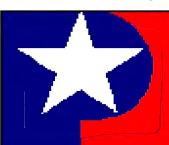
Total Card / Total Parcel
830,200 / 830,200

USE VALUE:

830,200 / 830,200

ASSESSED:

830,200 / 830,200


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
23-25		ACTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MASI ANTHONY-ETAL	
Owner 2: MASI DENISE M	
Owner 3:	

Street 1: 25 ACTON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 5,039 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Aluminum Exterior and 2573 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5039		Sq. Ft.	Site		0	70.	1.08	8			Topo	-5					379,828						379,800	

Total AC/HA: 0.11568

Total SF/SM: 5039

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 379,828

Spl Credit

Total: 379,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

830,200 / 830,200

830,200 / 830,200

830,200 / 830,200

!12711!

PRINT

Date 12/11/20 Time 02:46:25

LAST REV

Date 10/15/18 Time 09:33:50

apro

12711

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
11/17/2008	Meas/Inspect	189	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average												
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 2	Total: 2			3/4 Bath: 1	Rating: Good												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 3 - Aluminum				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average												
Color: YELLOW				A Kits:	Rating:												
View / Desir:				Frl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1920	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdict:	Fact:	.		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:				1	5	1							
Sec Int Wall:		%		Economic:				1	5	2							
Partition: T - Typical				Special:													
Prim Floors: 3 - Hardwood				Override:													
Sec Floors: 4 - Carpet	50%			Total:	31	%											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES									
Subfloor:				Basic \$ / SQ:	170.00			Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:				Size Adj.: 1.10711789													
Electric: 3 - Typical				Const Adj.: 0.97515047													
Insulation: 2 - Typical				Adj \$ / SQ: 183.533													
Int vs Ext: S				Other Features: 118000													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.00000000													
# Heat Sys: 2				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 652720													
% Com Wall	% Sprinkled:			Depreciation: 202343													
				Depreciated Total: 450377													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make: [] Model: [] Serial #: [] Year: [] Color: []				Juris. Factor:		Before Depr:	183.53										
SPEC FEATURES/YARD ITEMS				Special Features: 0		Val/Su Net:	101.74										
				Final Total: 450400		Val/Su SzAd:	196.08										
				PARCEL ID 164.0-0003-0004.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y		110X12	A	AV	2010	0.00	T	7.2	104					
More: N	Total Yard Items:					Total Special Features:								Total:			

